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TOWN OF NORTH READING
NORTH READING, MA
Massachusetts

Community Planning

Certificate of Conditional Approval

August 20, 2019

77 Elm Street LLC
P.O. Box 548
North Reading, MA 01864

RE: Definitive Subdivision Plan entitled "Grand Legacy, North Reading, MA"; dated January 17, 2019; last revised August 20, 2019 drawn by William & Sparages

The North Reading Community Planning Commission opened a public hearing on the above-referenced application on February 19, 2019. The hearing was continued to March 5, 2019, March 19, 2019, April 2, 2019, May 21, 2019, June 4, 2019, June 18, 2019, July 16, 2019, August 6, 2019, and August 20, 2019, and was closed on August 20, 2019.

At a meeting on August 20, 2019, the Community Planning Commission voted 3-0 (Mr. Pearce, Mr. Hayden and Mr. Bellavance in favor, none opposed), to approve the above-referenced Definitive Subdivision Plan (the "Plan") subject to the following conditions:

1. Receipt of proper and acceptable security for the installation of all municipal services and construction of all ways which shall be completed in accordance with the applicable Rules and Regulations of the North Reading Community Planning Commission.
2. Receipt of a proper and acceptable supplementary restrictive covenant to ensure certain conditions are contained in deeds of conveyance for each lot subsequent to its release from the statutory covenant.
3. Receipt of proper and acceptable deeds for all utility and drainage easements. The grants of easements shall contain provisions that the drainage easements shall be kept free and clear of all shrubs, trees and other plantings and that no structures, including driveways, shall be placed thereon unless shown on the approved Plan or otherwise approved by the Commission.
4. Receipt of proper and acceptable deeds for the electric easements. The grants of easements shall contain provisions that any authorized agent shall have the right to enter for the purpose of providing service to each structure located or to be located on each lot within the residential subdivision shown on the approved Plan which shall include the right to repair and/or maintain all electrical equipment and

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See Deed recorded with Middlesex South Registry of Deeds in Book 71352, Page 399.

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keep all such easement areas free and clear of all shrubs, trees and other plantings deemed necessary for the safe operation of said lines and to connect said conduit, cables and wires with other conduits, cables and wires that are located or that may be placed on contiguous parcels of land and public or private streets.

5. All work within the subdivision shall be done in accordance with the provisions of the North Reading Subdivision Rules and Regulations, Section II-H, dealing with inspections to be performed by the Community Planning Commission's inspection agents at applicant's expense. **Specifically, the applicant should note Section 350-10-C which states that "The developer shall deposit, with the town, a cash amount equal to 1/3 the total estimated cost of review and inspection of the proposal".** Inspections shall not be provided or arranged for unless and until 1/3 the total estimated cost for each phase is provided for.
6. The utilities must be installed and the streets or ways constructed to binder coat two years from this approval (**August 20, 2021**). If the utilities are not installed and/or the street or way is not constructed to binder coat, and the Planning Board has not granted an extension by this date, this definitive subdivision approval will be deemed to have lapsed.
7. **Subject to the following conditions which shall be contained in the statutory covenant and which shall have a note placed on a recordable plan sheet:**
 - a. **No lot shall be released from the Statutory Covenant** without first obtaining Board of Health approval for a sewage system on the lot. A copy of the approved septic design shall be submitted by the Applicant to the Community Planning Department for grading approval. If, in order to obtain a permit for an approved disposal system from the Board of Health, fill or grading is required to the extent that, in the opinion of the Community Planning Department the drainage patterns would be adversely affected, then the Community Planning Commission may require an amended plan and revised drainage calculations.
 - b. **No lot shall be released from the Statutory Covenant** unless the Community Planning Department is satisfied that the entire septic system accessory to the principal dwelling will be located entirely on the principal use lot, including any slope grading as may be required by Title 5 to support the septic system.
 - c. **No lot shall be released from the Statutory Covenant** unless all drainage facilities and associated structures contained in each phase of construction (including iron pipe monumenting, grading, loaming and seeding of the drainage easements) shall be completed to the satisfaction of the Community Planning Commission and, if subject to their jurisdiction, the Conservation Commission prior to any lot releases. In the event any portion of this item is waived by the Community Planning Commission, the applicant must obtain a Certificate of Compliance pursuant to Chapter 131, Section 40 of the Massachusetts General Laws from the Conservation Commission. This shall be required prior to the release of drainage bond money and shall relate to any Order of Conditions pertaining to work involved in the construction of roads, and the entire drainage system, and any lot grading necessary to conform to the approved plan.

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8. **Subject to the following conditions which shall be contained in the supplementary restrictive covenant and which shall have a note placed on a recordable plan sheet:**

- a. The deed of conveyance for each lot shall contain and be subject to a condition that there shall be no underground storage of hazardous materials, including heating oil and gasoline and that there shall be no above-ground storage of hazardous materials in quantities greater than associated with normal household use, except fuel for residential heating purposes.
- b. All lots shall be served by their own driveway. Common driveways are not allowed. Access to the lot must be provided through the lot's frontage as shown on the endorsed plan.
- c. Any deed conveying out a lot shall contain and be subject to a condition that there shall be no driveways where stone bounds are proposed and/or catch basins are to be set. It shall be the developer's responsibility to assure the proper placement of the driveways regardless of whether the lot is sold. The Planning Commission requires any driveway to be moved at the owner's expense if such driveway is at a catch basin or stone bound position.
- d. Deeds of conveyance for all lots and parcels shall reserve for the owner of the subdivision or his successor in title, and/or the Town of North Reading, a construction easement superimposed on all lots. Such easements shall be intended to accommodate completion of the roadway and drainage system including, but not limited to, drainage structures, lot grading, easement monumenting, loaming and seeding, and to accommodate a four to one slope from the edge of the right-of-way to the existing natural grade of the lot, plus ten feet for construction access. Upon final inspection and approval of the completed roadway by the Community Planning Commission's consulting engineer and the acceptance of the roadway and utilities by the Town of North Reading, the temporary easement will be terminated.
- e. Any deed conveying out a lot shall contain a description reserving the fee in the roadways to the owner/developer.
- f. Deeds of conveyance shall contain and be subject to a condition that the lot owner shall not cut any hardwood trees within 15 feet of the street layout line without the owner/developer's approval or until such street is accepted by the Town of North Reading as a public way.
- g. Deeds of conveyance for all lots subject to drain easements shall contain and be subject to a condition prohibiting any structure, including a driveway, from being built on the easements unless shown on the approved plan or a waiver is granted by the Community Planning Commission.
- h. Deeds of conveyance for any lots containing any detention areas shall contain and be subject to a restriction prohibiting altering or filling within the drainage easement areas beyond the approved contours of the detention areas.
- i. Deeds of conveyance for each lot shall contain and be subject to restrictions that there shall be no plantings of shrubs, trees and/or other landscaping plantings other than lawn or groundcover within the drainage easement.
- j. Deeds of conveyance for each lot shall contain and be subject to a restriction that there shall be

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no plantings of shrubs, trees and/or other landscaping plantings other than lawn or groundcover within any utility easements.

- k. Deeds of conveyance any lot containing a retaining wall shall state that the owner of these lots are responsible for maintenance and repair of the retaining wall on that lot, as well as maintaining the landscaping along the wall. The town is not responsible for maintenance or repair of retaining wall outside of the roadway layout.
- l. A Supplementary Restrictive Covenant shall be recorded by the applicant which will protect the above easements, conditions and restrictions.

9. Subject to the following conditions which shall be reflected on a recordable plan sheet with a note:

- a. Any and all plans which may be approved by the Conservation Commission pursuant to an Order of Conditions shall be made a part of the Definitive Subdivision Plan. The applicant may substitute the Conservation Commission drainage/topographic plans for the Definitive Subdivision drainage/topographic plans providing that the substituted plans contain ALL information, drawings and notes as are contained on both the Definitive Subdivision submittal and the Conservation Commission submittal. If there is any inconsistency between the submitted subdivision plan and the plans as may be approved by the Conservation Commission, the applicant shall submit an amended plan to the Community Planning Commission for approval. Said amended plan shall be accompanied by a cover letter setting forth any and all changes from the submitted subdivision plan and shall include four (4) sets of revised drainage calculations, if applicable. A plan sheet to be recorded shall contain a note that the owner/developer shall comply with this item prior to commencement of work within the jurisdiction of the Conservation Commission.
- b. In the event that any portion of the condition described above is waived by the Community Planning Commission, a Certificate of Compliance pursuant to M.G.L., Chapter 131, Section 40 from the Conservation Commission shall be required of the applicant prior to release of drainage bond money; said Certificate shall relate to any Order of Conditions pertaining to work involved in the construction of the road and the entire drainage system and any lot grading necessary to conform to the approved plan.
- c. A duplicate Mylar shall be provided with respect to any Approval-Not-Required Plans that may be endorsed subsequent to the recording of the Definitive Plan.
- d. Approval by the Community Planning Commission of this plan shall not be treated as, nor deemed to be, approval by the Board of Health for a permit for the construction and use of any lot for an individual sewage system. No building or structure shall be built or placed on the lot prior to approval for building purposes by the Board of Health.
- e. The as-built and acceptance plans shall be accompanied by a certificate of compliance from a registered professional engineer certifying that the grades on all the lots have been established in general compliance with the drainage/topo plan as they may have been revised by the approved septic system design plan, and that said grades have been established so as not to create adverse drainage patterns onto adjoining lots or streets and a note placed on the plan.

- f. Prior to any backfilling; prior to release of any lots; subsequent to the binder application; and at certain other stages of construction, the Applicant's Registered Professional Engineer and Registered Land Surveyor shall provide certification to the Community Planning Commission pursuant to the Subdivision Rules and Regulations.
- g. Upon commencement of construction activities, street signs indicating the new subdivision street's name, and shall be installed pursuant to Section V.1. of the Rules and Regulations. Street signs shall be green with yellow lettering.
- h. Prior to final release of the Applicant's bond, the Applicant shall provide the Community Planning Commission with three copies of any and all associated legal deeds or documents and three copies of full sets of plans recorded at the Middlesex South Registry of Deeds with the recording number and instrument listed on the paperwork.
- i. There shall be no underground or above-ground storage of hazardous materials, including gasoline, during the construction of the project.
- j. All electrical, telephone and cable lines shall be brought into the subdivision underground from the nearest supply feed, as identified by the Reading Municipal Light Department.

10. Prior to endorsement of the Plans by the Planning Commission the applicant shall adhere to the following:

- a. The Applicant is to provide a Site Opening Bond in the amount of five thousand (\$5,000) dollars to be held by the Town of North Reading. The Site Opening Bond shall be in the form of a check made out to the Town of North Reading that will be placed into an interest bearing escrow account. A covenant securing the lots within the subdivision for the construction of ways and municipal services must be submitted to the Planning Commission. Lots may be released from the covenant upon posting of security as required in condition **14(d)**. At the time of lot release, the \$5,000 Site Opening Bond is to be applied to reduce the amount of the security bond.
- b. The Applicant must submit to the Planning Administrator the required statutory and supplementary restrictive covenants that secure the lots within the subdivision for the construction of ways and municipal services and any other required easements placed on the subdivision. Upon the approval of the Planning Administrator's review, the applicant shall record the referred paperwork and provide the Planning Administrator with a copy of these documents. The lots may be released upon posting of security as required in Condition 14(d).
- c. Any outstanding review or application fees must be paid in full and verified by the Planning Administrator.
- d. The applicant must meet with the Planning Administrator in order to ensure that the plans conform to the Planning Commission's decision. The revised plans and letter must be given to the Planning Administrator for review prior to endorsement by the Community Planning Commission, within ninety (90) days of filing the decision with the Town Clerk.

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- e. Reference to the Subdivision Decision for this project must appear on the final plan printed on Mylar.
- f. All documents shall be prepared at the expense of the applicant, as required by the Community Planning Commission Rules and Regulations Governing the Subdivision of Land.
- g. When complying with the Community Planning Commission's Conditional Approval decision, the applicant shall submit three (3) prints of a revised plan which shall be accompanied by a cover letter which cross references items contained in the Commission's letter of Conditional Approval with all revisions made on the plan. Each and every condition shall be included on a "check-list" cross-referenced either to a plan or legal document wherein the condition has been complied with.
- h. The applicant shall provide the Community Planning Commission with a copy of all subdivision drawings on a computer disk, flash drive or via email in a format suitable for incorporation into the Town's GIS system.
- i. Subject to the applicant's receipt of an Order of Conditions from the North Reading Conservation Commission and subsequent compliance with said Order of Conditions.
- j. Following endorsement by the Community Planning Commission, the applicant shall supply a duplicate Mylar of the sheets to be recorded and the original Mylar of all other sheets. All legal documents shall be marked for return to the Community Planning Commission by the Registry of Deeds.

11. Prior to ANY WORK on site:

- a. **A pre-construction meeting must be held with the applicant and their construction employees, the Planning Administrator, Town Engineer, Conservation Administrator, Water Superintendent and the Community Planning Commission's Consulting Engineer to discuss scheduling of inspections and inspections to be conducted on the project.** The purpose of this meeting will be to review the phasing of the development and for the applicant to submit a construction schedule at the pre-construction meeting for the purpose of tracking the construction and informing the public of anticipated activities on the site. The applicant will also discuss the traffic mitigation and any possible road closures and/or traffic mitigation which may occur as a result of the installation.
- b. A written construction schedule shall be submitted to the Planning Staff for the purpose of tracking the construction and informing the public of anticipated activities on the site.
- c. Yellow "Caution" tape must be placed along the limit of clearing and grading as shown on the plan. The Planning Staff must be contacted to perform an inspection prior to any cutting and/or clearing on the site.
- d. All erosion control measures as shown on the plan and outlined in the erosion control plan must be in place and reviewed by the Planning Administrator.
- e. The applicant shall submit a lighting proposal and electrical distribution plan for the Community Planning Commission's approval. Said plan shall be accompanied by a letter from

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the Reading Municipal Light Department indicating the proposed lighting scheme and level of illumination.

- i) Additionally, the electrical distribution and lighting scheme should be shown on the plan consistent with the lighting proposal. The electrical distribution plan, streetlight locations, and appropriate easements shall be applied to the plan and shall indicate at what point the wiring will be brought underground.
 - ii) All electrical, telephone and cable lines shall be brought into the subdivision underground from the nearest supply feed, as identified by the Reading Municipal Light Department.
 - iii) Streetlight stanchions shall be placed within the subdivision so as to accommodate street signs to be affixed thereon. The Community Planning Commission may require additional street signs and sign poles if it deems necessary.
- f. Retaining walls that are not laterally supported at the top and that retain in excess of 48 inches of unbalanced fill, or retaining walls exceeding 24 inches in height that resist lateral loads in addition to soil, shall be designed in accordance with accepted engineering practice to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning. (This does not apply to foundation walls supporting a load above/structure.) All retaining walls are subject to review and approval by the Town.

12. Subject to compliance with the following items as requested by the North Reading Police Department:

- a. The developer shall place barriers at the entrance(s) to the project to control trespassers.
- b. The developer shall post the property "NO TRESPASSING, VIOLATORS WILL BE PROSECUTED, POLICE TAKE NOTICE."
- c. The developer shall file a letter with the Police Department requesting the Police to patrol for trespassers and stating his willingness to prosecute. A copy of this letter shall also be filed with the Community Planning Commission.

13. All requirements of the Board of Health must be adhered to, including (but not limited to) the following:

- a. In accordance with the **Commonwealth of Massachusetts State Sanitary Code 310 CMR 15.000 – The State Environmental Code, Title V "Sanitary Drainage System Required" & "Subsurface Disposal of Sanitary Sewage"** the applicant is required to conduct a Deep Observation Hole & Percolation test(s) prior to the design, construction, repair and replacement of an onsite sewage disposal system.

- b. In accordance with the **Commonwealth of Massachusetts State Sanitary Code 310 CMR 15.000 – The State Environmental Code, Title V “Sanitary Drainage System Required” & “Subsurface Disposal Of Sanitary Sewage”** the Board of Health requires the applicant to develop and implement a storm water management policy to ensure storm water/surface drainage during construction does not interfere with any property abutters or public ways to create any Public Health nuisance.
- c. In accordance with the **Commonwealth of Massachusetts State Sanitary Code 310 CMR 15.000 – The State Environmental Code, Title V “Sanitary Drainage System Required” & “Subsurface Disposal of Sanitary Sewage”** the Board of Health requires “Preparation of Plans and Specifications” for review and approval prior to the placement and inspection of an onsite sewage disposal system.
- d. In accordance with the **Commonwealth of Massachusetts State Sanitary Code 310 CMR 15.000 – The State Environmental Code, Title V “Sanitary Drainage System Required” & “Subsurface Disposal of Sanitary Sewage”** the Board of Health requires that all proposed commercial/ residential dwellings be properly connected to the Town of North Reading Municipal Water system.
- e. In accordance with the **Commonwealth of Massachusetts State Statues M.G.L. Chapter 111 Sections 122 to 142, “Public Nuisance”** The Board of Health requires during the construction process that all Local, State and Federal environmental control measures be implemented to retain all dirt, dust, runoff, and noise from leaving the proposed site and interfere with any property abutters or public ways to create a public health nuisance.
- f. In accordance with the provisions of the **Commonwealth of Massachusetts State Sanitary 105 CMR 410.000, Code Chapter II**, The Board of Health requires a preventive maintenance program/Integrated Pest Management policy be set in place. During pre and post excavation, the area is to be properly baited, maintained and exterminated by a Massachusetts licensed exterminator and an invoice be submitted to the Health Department on a weekly basis.
- g. The Board of Health requires the applicant to meet all other applicable local, State and Federal laws and regulations.

The North Reading Board of Health reserves the right in accordance with **Massachusetts General Law “Subdivision Control” Chapter 41 Section 81U “Approval, Modification or Disapproval of Plan by Board: Prerequisites for Decision”** to amend any site plan at any time as it pertains to the Local, State, and Federal Regulations and to the health, safety and protection of the general public within the Commonwealth of Massachusetts.

14. Prior to any lots being released from the statutory covenant:

- a. Three (3) complete copies of the endorsed and recorded subdivision plans and one (1) certified copy of the recorded subdivision approval as proof of recording are to be submitted to the Planning Administrator.
- b. The applicant must submit a lot release request for each lot to be released to the Planning Administrator for signature.

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- c. The Planning Administrator must receive a Board of Health-approved septic plan for any lot prior to release.
- d. A Performance Guarantee in an amount to be determined by the Community Planning Commission shall be posted to ensure completion of the work in accordance with the Plans approved as part of this conditional approval. The bond must be in a form acceptable to the North Reading Planning Commission. Items covered by the Bond may include, but shall not be limited to:
 - i) as-built drawings
 - ii) utilities
 - iii) roadway construction and maintenance
 - iv) lot and site erosion control
 - v) site screening and street trees
 - vi) drainage facilities
 - vii) site restoration
 - viii) final site cleanup
- e. All work within the subdivision shall be done in accordance with the provisions of the North Reading Subdivision Rules and Regulations, Section II-H, dealing with inspections to be performed by the Community Planning Commission's inspection agents at applicant's expense. **The applicant is required to post their 1/3 of the total estimate for inspectional services prior to the first lot being released from the covenant for this subdivision.**
- f. The roadway must be constructed to at least binder coat of pavement to properly access the lots prior to lot release. Prior to construction of the binder coat, the applicant shall ensure that all required inspection and testing of water, sewer, and drainage facilities has been completed. The applicant must submit to the Planning Administrator and the Department of Public Works an interim as-built, certified by a professional engineer, verifying that all utilities have been installed in accordance with the plans and profile sheet.
- g. All requirements of the Fire Department must be adhered to, including the following:
 - i. Water mains must be in service prior to any construction.
 - ii. Steamer connections on all hydrants must be at least twenty-four inches (24") above the finished grade.
 - iii. Immediately after the mains are installed, a flow test must be performed.
 - iv. Fire hydrants that are being relocated need to be replaced and relocation should only take place after meeting on site with the Fire Department.
 - v. All properties in the subdivision shall meet the access requirements of the Massachusetts Fire Code 527 CMR 1 Section 18.

- vi. Actual placement and construction requirements for hydrants shall be per North Reading Water and Fire Department inclusive of all other applicable national, state and local codes.

15. Throughout and During Construction:

- a. Dust mitigation and roadway cleaning must be performed weekly, or more frequently as directed by the Planning Administrator, throughout the construction process.
- b. Street sweeping must be performed, at least once per month, throughout the construction process, or more frequently as directed by the Planning Administrator.

16. Prior to Building Permit Issuance for any homes:

- a. All appropriate erosion control measures for the lot shall be in place. The Community Planning Commission or the Planning Administrator shall make final determination of appropriate measures.
- b. A plot plan for the lot in question must be submitted to the Building Inspector with a copy to the Community Planning Commission or the Planning Administrator, which includes all of the following:
 - i) location of the structure
 - ii) location of the driveways
 - iii) location of the septic systems if applicable
 - iv) location of all water and sewer lines
 - v) location of wetlands and any site improvements required under a NRCC order of condition
 - vi) any grading required on the lot
 - vii) all required zoning setbacks
 - viii) location of any drainage, utility and other easements
- c. Per the request of the Fire Department, street signage needs to be installed. **An inspection from the Planning Administrator must be requested and a field inspection performed to ensure that the street signage is in place.** Additionally, All properties in the subdivision shall meet the access requirements of the Massachusetts Fire Code 527CMR 1 Section 18.

17. Prior to a Certificate of Occupancy for an individual lot, the following shall be required:

- a. Permanent house numbers must be posted on dwellings and be visible from the road.
- b. There shall be no driveways placed where stone bound monuments and/or catch basins are to be set. It shall be the developer's responsibility to assure the proper placement of the driveways regardless of whether individual lots are sold. The Community Planning Commission requires any driveway to be moved at the owner's expense if such driveway is at a catch basin or stone bound position.

- c. Until the street is accepted, the Town will not be responsible for maintaining or plowing the subdivision way. The developer will provide a copy of such a disclosure signed by the new homeowner to the Planning Administrator.
- d. The water services shall be installed in such a manner that the Water Department is able to trace and locate the services in the future. If a non-conducting pipe material is used, a tracing wire shall be installed above the water service for this purpose.
- e. Water services, including taps and road crossings, shall be inspected and approved by the North Reading Water Department prior to backfilling the trench. A minimum of 48 hours' notice must be given prior to an inspection.

18. Prior to final release of security:

- a. An as-built plan and profile of the site shall be submitted to the DPW and Planning Department for review and approval.
- b. The Applicant shall provide the Community Planning Commission with three copies of any and all associated legal deeds or documents and three copies of full sets of plans recorded at the Middlesex South District Registry of Deeds with the recording number and instrument listed on the paperwork.
- c. The Applicant shall ensure that the Community Planning Commission is provided with a certification of title confirming that the deed conveying the fee interest in the new street is free from any encumbrances that would interfere with the Town's acceptance of the new street as a public way
- d. The applicant shall submit As-Built plans accompanied by a Certificate of Compliance from a Registered Land Surveyor certifying that the grades of all the lots have been established in general compliance with the grading plan and that said grades have been established so as not to create adverse drainage patterns onto adjoining lots.

19. All requirements of the Town Engineer are to be adhered to, including the following:

- a. Tree planting shall conform to the Town of North Reading Subdivision Regulations. Root barriers of a style and design acceptable to the Department of Public Works shall be installed.
- b. Curb ramps must be cement concrete.
- c. The town will not be responsible for the retaining walls; all maintenance and repair will be the responsibility of the Applicant, his successors or assigns.

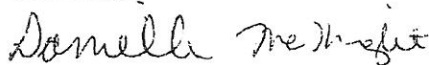
20. The following waivers are requested from the Subdivision Regulations:

- a. Section 350-25c(5) and Schedule A (Typical Cross Section) – Reinforced Concrete Pipe – which requires reinforced concrete pipe to be used for all drainage pipes, and allow HDPE or SCH40 PVC for all drainage pipes. GRANTED (voted 3-0)
- b. Schedule A – Typical Roadway Cross-Section – which requires 3 feet of cover over drain pipe and 12" minimum diameter drain pipe, and allow for drain pipe as shown in the plans. GRANTED (voted 3-0)
- c. Section 350-14E(4)(a) Cul-de-sac, which requires an outside roadway diameter of at least 100 feet and no circular landscape island, and allow an outside diameter of 100 feet and a circular landscape island as shown on the plans. The center area will be used as a stormwater management area. GRANTED (voted 3-0)
- d. Schedule F – which requires that the minimum velocity in the pipes be greater than 5 feet per second for the 5-year event and less than 25 feet per second for the 25-year event, and allow velocities of less than 5 feet per second for the 5-year storm event. GRANTED (voted 3-0)
- e. Appendix C.2.(c)(2) – which requires that laboratory soil textural analysis be performed for each test pit, and allow soil textural analysis as submitted by a Commonwealth of Massachusetts Approved Soil Evaluator contained within the Stormwater Report. GRANTED (voted 3-0)
- f. Appendix C.E.1(k) – which requires that infiltration flows from recharge structures cannot be subtracted from post-development peak flow rate calculations. GRANTED (voted 3-0)

The approved plan is titled: Definitive Subdivision Plan entitled "Grand Legacy, North Reading, MA"; dated January 17, 2019; last revised August 20, 2019 drawn by William & Sparages
The Title Block Dates Are:

Application Filed:	January 28, 2019
Hearing Opened:	February 19, 2019
Hearing Closed:	August 20, 2019
Conditional Approval:	August 20, 2019
Final Plan Revision:	August 20, 2019


Sincerely,



Danielle McKnight
 Planning Administrator

cc: Michael Gilleberto, Town Administrator
 Leah Basbanes, Conservation Commission
 John Klipfel, Town Engineer
 Don Stats, Fire Chief

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Barry Galvin, Deputy Fire Chief
Michael Murphy, Police Chief
Safety Officer Tim King
Mark Clark, Water Superintendent
Gerry Noel, Building Commissioner
Bob Bracey, Health Agent

CERTIFICATION OF NO APPEAL

I, Barbara Stats, Town Clerk of the Town of North Reading, MA hereby certify that at their meeting on August 20, 2019 the Community Planning Commission voted to approve the Definitive Subdivision Plan entitled "**Definitive Plan, Grand Legacy, North Reading, MA**" dated January 17, 2019, and last revised 08/20/2019; and that the preceding "**CERTIFICATE OF CONDITIONAL APPROVAL**" together with all conditions regarding said Plan was filed in this office on August 22, 2019; and further that **NO APPEAL** has been filed in this office during the ensuing 20-day appeal period.


Barbara Stats, MMC/CMMC --Town Clerk

September 16, 2019
Date

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